

MANY HEIGHTS, LLC
Community Input Meeting Minutes

Harford County Development Reference No. C06-336-2

Tuesday, October 30, 2007
6:30 p.m.

The meeting began at 6:38 p.m. a sign-in sheet was circulated amongst those in attendance and a copy is attached hereto. Residents were asked to sign-in and provide their residential addresses. Mr. Jeffrey Deegan, Wilson Deegan and Associates, Inc., opened the meeting by providing a brief presentation of the proposed subdivision.

Mr. Deegan introduced Robert S. Lynch, Esquire and Liz Thompson (recorder) from Stark and Keenan, P.A. Mr. Deegan explained the reason for the Community Input Meeting. Mr. Deegan explained the location of the subject property in relation to land marks and established roadways. He described the zoning and permitted uses. Owner proposes single family homes. Mr. Deegan outlined the open space, 117 units, 24'-36' wide roads, public water and sewer and the inclusion of the Ma and Pa Trail, and three stormwater management areas, uses and forest conservation. Mr. Deegan described concept plan approval, roadways, utilities, in the R2 zone, consolidation of open spaces, and adding walking trails. He described the DAC meeting process.

1. Charles Salamone Construction traffic, open Henderson Road, construction access, trucks, bulldozers, where is the access? Clean up and road repair?

Greater than 100 lots, there must be more than 2 access points. Construction Traffic on Henderson not determined. Must have approvals, will take about 1 year. Protection of road way and runoff is taken into consideration with approved plans. Developer needs permit and bond.

2. Harvey Taylor - How long before building starts?

Takes about one year to get approval, and secure construction permits.

3. Don Sample Will sewer require a pump station? Which is the first phase?

Piper Cove Way sewer is stubbed, the opposite side of project in Loring Avenue. Has gravity sewer as well. Not sure which one will be first. Mr. Deegan referred to the color site plan to show Mr. Sample where these items appear.

4. **Charles Salamone - 117 houses proposed. Could it be townhouses and singles? What are house sizes.**

Townhouses are allowed/would be more density/but would have to start over. Townhouses are permitted only in groups of 4, Houses will probably be 40' X 40' or 50'

5. **Harvey Taylor - What is the price range?**

Unsure. No builder involved as of yet.

6. **Harvey Taylor - How large are the ponds?**

Mr. Deegan used color concept plan to describe.

7. **Bryan Faughty. How long from ground breaking to construction? Piper Cove Way, noise mitigation? Will there be a noise barrier? Slopes/construction/land disturbances?**

Depends on how fast builder can sell product. Could possibly be done in phases perhaps in a year. Forest Conservation and other buffers will be reviewed, will be planting trees, noise reduction devices not required by Harford County Code, visual screening only. When grade was changed, the change was only on Mr. Faughty's property, the slope is not part of the Many Heights' property. Sediment control device will be installed at the top of the slope, keeping water and disturbance to a minimum.

8. **Keith Sellers - Piper Cove. Will there be some dead land? Or will properties back up to line? Sewer? Joint lands for Piper Cove and Many Heights?**

No dead land. Sewer ran in undeveloped Piper Cove Way towards our property. No joint lands.

9. **Charles Salamone - Limit to traffic flow. Henderson, Irwin's Choice and new access.**

County will review the traffic, a traffic study has been completed. At least six intersections. There will be thru traffic through these communities.

10. **George Schilling - Traffic studies. Will Conowingo Road be expanded, width wise. Traffic study not done on intersection?**

Widening of road is not required by the development. Only intersections are studied. Development will require turning lane, access and deceleration lane.

11. Don Sample - New Bridge Henderson and Rock Spring Road?

Development will not have impact on this project.

12. Wayne Wesch - What will be between my house and the retention ponds?

Stormwater management ponds must be landscaped. Mr. Deegan referenced a different development as an example.

13. Bryan Faughy - Are more trees going to be planted?

Will take every opportunity to keep trees and forest.

14. Michael King - Deer Manor. Can both communities become one?

That typically does not happen. Each community would be responsible for each of their own SWM and open spaces. Only done if same builder and benefitted everyone.

15. Keith Sellers - January DAC, everything approved after one year. BA High School will not be open in the fall of 2009. Is this the earliest construction can start?

Yes. Final PPA letter will not be issued until the schools are opened.

Mr. Lynch clarified Sellers' use of the word "open" and confirmed Mr. Sellers means "moratorium had been lifted."

16. Keith Sellers - Is moratorium a County issue or a district area?

Mr. Lynch - it would be a district issue, all area schools are considered, high school, middle, elementary.

17. Keith Sellers - Has property been sold?

Mr. Lynch - owners have not sold the property. The approvals secured would be marketed to a builder and plan would be given to builder. If builder wished to do a different project from what is approved, it would have to start all over again.

Deegan. - After anyone purchased the property and approvals are gained, there may be slight changes to the number of lots, the number would decrease but not increase and it cannot change from single-family to townhouses.

18. Harvey Taylor - Elementary school - Hickory Elementary locked out?

Mr. Lynch - High school is locked out, unsure if elementary school (Hickory) is currently locked out, would have to check.

19. Bryan Faughty - Would they open another elementary school?

One development typically would not result in a new school being built

20. Wayne Wesch - Could something other than single-family be placed in there? On zoning, what can be built?

The concept plan was granted an approval letter for single-family dwellings. If townhouses were proposed, approximately 185 townhouses could be built under the current zoning.

21. Charles Salamone - Notification for this meeting besides sign?

Advertised in newspaper (The Aegis and The Record), sign posted at entrances and letters to adjoining owners.

22. Harvey Taylor - Did not receive a letter, is an adjoining property owner.

Mr. Deegan checked his records/files and post office certified that it was indeed sent to Mr. Taylor.

23. Keith Sellers - When will the next meeting be?

1st or the 3rd Wednesday in January, notice in newspaper, letters to adjoining property owners.

24. Harvey Taylor - Will you have approval?

Will do the same thing as tonight. County employees will give official comments. They will advise of status of moratoriums.

Mr. Lynch - A lot of technical comments, water and sewer, etc.

25. **Keith Sellers - Can we get a copy of the minutes?**

Yes

26. **Charles Salamone - Who is the owner?**

Mr. Lynch - The owner of the property is Many Heights, LLC, which is made up of the members of the Kelly family.

27. **Chris Deskin - Who should I contact to voice any objections to the development?**

Mr. Lynch - any concerns, send letter to the Director of Planning and Zoning, it will be circulated among the staff. DAC meeting will refer to letters sent in. We will provide the Director's name and contact information when sending the minutes out.

Meeting adjourned at 7:23 p.m. Mr. Lynch and Mr. Deegan thanked everyone for coming.

Recorder's Note: Most questions were answered by Jeffrey Deegan from Wilson Deegan Associates, Inc. When other answers/comments were provided by Mr. Lynch, a notation of such as been made.